

VILLA BISTRICH (BRATISLAVA, SK)



GUARANTEED 7% NET YIELDS OVER 2 YEARS

General Description

This newly built development has a commercial ground floor with a bank, a health centre, a hairdresser and a retail unit, whilst the second and third floors both offer seven differently configured apartments, from studios to 2 bedrooms, varying in size from 46 to 121 m² and all with spacious loggias. Top quality materials have been used for the construction of the building, such as non corrosive steel and mould and rot free wood.

The project, which is scheduled for completion in February 2007, will be an interesting investment, as the developer will fully furnish all the units within the purchase price and will further guarantee a 7% net yield for 2 years. There also is a good tenant in place as it is currently leased to the Volkswagen management team.

Investment overview

- Turn-key investment opportunity. All costs included in package price.
- Guaranteed net yield of 7% for 2 yrs. (Net of furniture costs).
- Loan-to-sale expectations of 63% (including all furnishings).
- Good tenant in place (management of Volkswagen- VW).
- Includes high-spec furniture pack, kitchen, bathroom & electronics (incl. plasma screens & DVD player).
- Luxury finishings of high standard, including air-conditioning, internet access, video door-phones, and card access for entrance and lifts.
- The property management fees for the 2 year guaranteed yield period includes cleaning of the apartment and concierge services.
- Beautiful quiet location, home to celebrities.
- 15 min. drive to the city centre.
- Due to be completed March 2007, immediate returns available.
- Units from 3.8m SKK (110k EUR / 72k GBP)

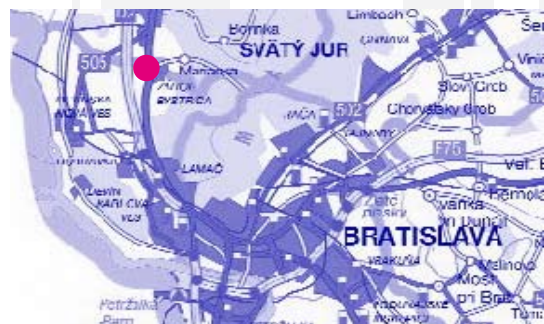
NEXT STEPS

- ➔ To view further information online (such as the info pack, pricelist, layouts or specifications), please [click here](#).
- ➔ To arrange a viewing or contact a CERES consultant, please [click here](#).

From: 3,800,000 CZK

135,000 EUR / 90,000 GBP

Location	Gbelska Street
Price per m ²	70.000 CZK
No. units	14
Sizes	49-127 m ²
Completion	Q1, 2007



City of Bratislava

- Red dot indicates project location

DISCLAIMER:

The information made available in this document has been prepared for informational purposes only. It should be noted that property prices are subject to change and exchange rates are provided for indicative purposes only and may not accurately reflect current rates.